

Minutes of the Ogden Valley Planning Commission Regular meeting March 01, 2016, in the Weber County Commission Chambers, commencing at 5:00 p.m.

**Present:** Laura Warburton, Chair; John Howell, Kevin Parson; Will Haymond; Stephen Waldrip, Jami Taylor

**Absent/Excused:** Greg Graves

**Staff Present:** Rick Grover, Planning Director; Charles Ewert, Principal Planner; Courtlan Erickson, Legal Counsel; Kary Serrano, Secretary, Iris Hennen, Code Enforcement officer

***Pledge of Allegiance***

***Roll Call:***

1. **Minutes:** Approval of the January 26, 2016 meeting minutes.

Chair Warburton approved the meeting minutes as written.

2. **Remarks from Planning Commissioners:** None

3. **Planning Director Report:** None

4. **Remarks from Legal Counsel:** None

5. **Adjourn to Convene to a Work Session in the Breakout Room**

**WS1. DISCUSSION: Review and discussion of the following sections of the proposed Ogden Valley General Plan: Land Use**

Charles Ewert reviewed the setup from the previous meeting and said they would review with the Land Use Section. After they have gone through this today, they are hopeful that they can have enough takeaways to go work on Draft 3.

**Charles Ewert began on Page 16, Land Use Section and asked if there were any questions.** Commissioner Parson suggested going through the tables talk about the relationship between those two.

Jim Carter of Logan Simpson Design explained that Table 1 looks at Ogden Valley planning area which includes Ogden Canyon. It breaks it down by the current zone. Looking at what is happening on the valley floor which is the focus of interest; the shoreline and open space zones are about a quarter, agriculture zones including forest valley zones is 44%.

**Charles Ewert began on Page 18, and asked if there were any questions.**

There was discussion with recommendations from the Planning Commission and the community members.

There is a presentation from Jody Smith with the Ogden Valley Trust, and another from Kim Wheatley with the GEM Committee.

**Charles Ewert asked if they were ready to move on to Page 18.** Chair Warburton mentioned that if anyone reads this document at home, if they have questions they can send an email to Charlie and it would be recognized. Mr. Ewert said if anybody would like to get in touch with him to have a meeting to talk to him about this, he is more than happy to do so. Steve Clarke said that he would like to have the GEM presentation and maybe the Ogden Valley Land Trust presentation before they go to Page 21. Mr. Ewert said maybe they wrap up Page 18 and then move on.

**Charlie Ewert asked if anyone had any questions on Page 18.**

Discussion with recommendations from the Planning Commission and the community members

There was much discussion regarding goals, policies, and implementation strategies of this section.

**Charles Ewert referenced Page 22, Land Use Implementation, 1.4.1.: Creating an Agricultural Protection and Open Space Overlay Zone.**

Discussion with recommendations from the Planning Commission and the community members

**Kim Wheatley from the GEM Committee goes through his presentation on TDR's and PDR's.**

Discussion on creating a market, goals, policies, and implementing strategies

**Jodi Smith, Ogden Valley Land Trust goes through her presentation.**

Jodi Smith explained the second slide is more information on the Ogden Valley Land Trust and describes what they are all about and she would not be going into that but if they have a minute to go through that she would appreciate them reading that.

Discussion from the Planning Commission and the community members

**Charlie Ewert explains Goals, Policies, and Implementation and beings reading Land Use Goal 1 and Land Use Policy 1.1.**

Discussion with recommendations from the Planning Commission and the community members

**Charlie Ewert read Land Use Implementation 1.1.1.; Amend title 108, Chapter 29.**

Discussion with recommendations from the Planning Commission and the community members

**Charlie Ewert read Land Use Policy 1.2., Land Use Implementation 1.2.1, 1.2.2, and 1.2.3. There was a discussion that Title 108 needed to be changed to Title 104.**

Discussion with recommendations from the Planning Commission and the community members

**Charlie Ewert read Land Use Policy 1.3., Land Use Implementation 1.3.1, 1.3.2, and 1.3.3.**

Discussion with recommendations from the Planning Commission and the community members

**Charlie Ewert read Land Use Policy 1.4., Land Use Implementation 1.4.1, 1.4.2, and 1.4.3.**

Mr. Ewert mentions stated by Jim Carter earlier, when it comes to identifying receiving areas, the County is not doing this. He explains where the sending areas are located on the map.

Discussion with recommendations from the Planning Commission and the community members

**Jim Carter suggested Mr. Ewert should read Land use Implementation 1.4.2. Mr. Ewert complied.**

Discussion with recommendations from the Planning Commission and the community members

**Charlie Ewert read Land Use Implementation 1.4.3.**

Discussion with recommendations from the Planning Commission and the community members

**Charlie Ewert read Land Use Policy 1.5., Land Use Implementation 1.5.1, and Land Use Implementation 1.5.2.**

Discussion with recommendations from the Planning Commission and the community members

**Charles Ewert read Land Use Goal: Support continued agricultural operations in Ogden Valley. Land Use Policy 2.1, Land Use Implementation 2.1.1, and Land Use Policy 2.2.**

Discussion with recommendations from the Planning Commission and the community members

6. **Adjournment:** The meeting was adjourned at 9:30 p.m.

Respectfully Submitted,



Kary Serrano, Secretary  
Weber County Planning Commission